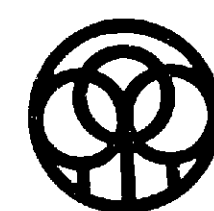


2

DAFT-MCUNE-WALKER, INC.



200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description
Sign Parcel No. 1

A Portion of

McDonogh School, Inc. Property

Second Election District - Baltimore County, Maryland

Beginning for the same at a point situate where the southwesterly right-of-way line of Red Run Boulevard intersects the southeasterly right-of-way line of Painters Mill Road, said point being designated RW17 as shown on a plat of "Owings Mills Corporate Campus" and being recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 57, Page 59, thence leaving said point and running and binding on the southwesterly right-of-way line of Red Run Boulevard aforesaid, referring all courses and distances of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the two following courses and distances, viz: (1) South 84 degrees 47 minutes 07 seconds East 37.49 feet, and thence (2) South 36 degrees 34 minutes 06 seconds East 44.79 feet, thence leaving said right-of-way line and running across Lot One as shown on the aforesaid plat the two following courses and distances, viz: (3) South 53 degrees 25 minutes 54 seconds West 67.00 feet, and thence (4) North 40 degrees 14 minutes 44 seconds West 67.69 feet to intersect the aforesaid southeasterly right-of-way line

Page 1 of 2

919

of Painters Mill Road, thence running and binding on a portion thereof (5) Northeasterly 43.44 feet along the arc of a curve to the right having a radius of 1,678.24 feet (said arc being subtended by a long chord bearing North 50 degrees 29 minutes 46 seconds East 43.44 feet) to the point of beginning. Containing 0.102 acres of land more or less.

Being a portion of that parcel of land which by deed dated November 2, 1872 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.A. 77, Folio 137 was granted and conveyed by William G. Harrison to William A. Stewart et al., Board of Trustees of the McDonogh Educational Fund and Institute.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

May 3, 1988

Our Job No. 82013-G (L82013G)



Page 2 of 2

DAFT-MCUNE-WALKER, INC.



200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description
Sign Parcel No. 2

A Portion of

McDonogh School, Inc. Property

Second Election District - Baltimore County, Maryland

Beginning for the same at a point situate where the northeasterly right-of-way line of Red Run Boulevard intersects the southeasterly right-of-way line of Painters Mill Road, said point being designated RW19 as shown on a plat of "Owings Mills Corporate Campus" and being recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 57, Page 59, thence leaving said point and running and binding on a portion of said southeasterly right-of-way line of Painters Mill Road referring all courses and distances of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) Northeasterly 44.11 feet along the arc of a curve to the right having a radius of 1,686.24 feet (said arc being subtended by a long chord bearing North 57 degrees 02 minutes 05 seconds East 44.10 feet), thence running across Lot Two as shown on the aforesaid plat the two following courses and distances, viz: (2) South 32 degrees 12 minutes 58 seconds East 69.34 feet, and thence (3) South 53 degrees 25 minutes 54 seconds West 67.00 feet to intersect the northeasterly right-of-

Page 1 of 2

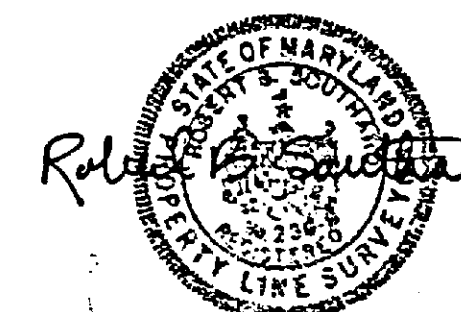
way line of Red Run Boulevard aforesaid, thence running and binding on said line the two following courses and distances, viz: (4) North 36 degrees 34 minutes 06 seconds West 46.94 feet, and thence (5) North 11 degrees 57 minutes 15 seconds East 37.70 feet to the point of beginning. Containing 0.106 acres of land more or less.

Being a portion of that parcel of land which by deed dated November 2, 1872 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.A. 77, Folio 137 was granted and conveyed by William G. Harrison to William A. Stewart et al., Board of Trustees of the McDonogh Educational Fund and Institute.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

May 3, 1988

Our Job No. 82013-G (L82013G.1)



Page 2 of 2

DAFT-MCUNE-WALKER, INC.



200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description
Sign Parcel No. 3

A Portion of

McDonogh School, Inc. Property

Second Election District - Baltimore County, Maryland

Beginning for the same at a point situate on the northeasterly right-of-way line of Red Run Boulevard, said point being distant 346 feet more or less measured in a southeasterly direction along said line from the southeasterly right-of-way line of Painters Mill Road as shown on a plat of "Owings Mills Corporate Campus" and being recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 57, Page 59, thence leaving said northeasterly right-of-way line and running across Lot Two as shown on the aforesaid plat, referring all courses and distances of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the three following courses and distances, viz: (1) North 45 degrees 54 minutes 55 seconds East 30.00 feet, thence (2) South 45 degrees 18 minutes 21 seconds East 36.15 feet and thence (3) South 43 degrees 28 minutes 23 seconds West 30.00 feet to intersect the aforesaid northeasterly right-of-way line of Red Run Boulevard, thence running and binding on a portion thereof, (4) Northwesterly 37.43 feet along the arc of a curve to the right having a radius of 878.20 feet (said

Page 1 of 2

arc being subtended by a long chord bearing North 45 degrees 18 minutes 21 seconds West 37.43 feet) to the point of beginning. Containing 0.025 acres of land more or less.

Being a portion of that parcel of land which by deed dated November 2, 1872 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.A. 77, Folio 137 was granted and conveyed by William G. Harrison to William A. Stewart et al., Board of Trustees of the McDonogh Educational Fund and Institute.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

May 3, 1988

Our Job No. 82013-G (L82013G.2)



Page 2 of 2

DAFT-MCUNE-WALKER, INC.



200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description
Sign Parcel No. 4

A Portion of

McDonogh School, Inc. Property

Second Election District - Baltimore County, Maryland

Beginning for the same at a point situate on the southwesterly right-of-way line of Red Run Boulevard, said point being distant 355 feet more or less measured in a southeasterly direction from the southeasterly right-of-way line of Painters Mill Road as shown on a plat of "Owings Mills Corporate Campus" and being recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 57, Page 59, thence running and binding on a portion of said southwesterly right-of-way line of Red Run Boulevard, referring all courses and distances of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) Southeasterly 39.99 feet along the arc of a curve to the left having a radius of 1,290.00 feet (said arc being subtended by a long chord bearing South 48 degrees 24 minutes 04 seconds East 39.99 feet), thence leaving said southwesterly right-of-way line and running across Lot One as shown on the aforesaid plat the three following courses and distances, viz: (2) South 40 degrees 42 minutes 39 seconds West 30.00 feet, thence

Page 1 of 2

(3) North 48 degrees 24 minutes 04 seconds West 40.92 feet and thence North 42 degrees 29 minutes 13 seconds East 30.00 feet to the point of beginning. Containing 0.028 acres of land more or less.

Being a portion of that parcel of land which by deed dated November 2, 1872 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.A. 77, Folio 137 was granted and conveyed by William G. Harrison to William A. Stewart et al., Board of Trustees of the McDonogh Educational Fund and Institute.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

May 3, 1988

Our Job No. 82013-G (L82013G.3)



Page 2 of 2

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: July 13, 1988



Dennis F. Rasmussen
County Executive

John B. Howard, Esq.
210 Allegany Avenue
Towson, Maryland 21204

Re: Petition for Zoning Variance
CASE NUMBER 89-33-A
NE and SE Cor. Painters Mill Road and Red Run Blvd.
(McDonogh School)
2nd Election District - 3rd Councilmanic
Petitioner(s): McDonogh School, Inc.
HEARING SCHEDULED: THURSDAY, JULY 28, 1988 at 2:00 p.m.

Dear Mr. Howard:

Please be advised that \$105.00 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 (15) minutes before

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 52891

DATE: 7/13/88 ACCOUNT: 60115000

AMOUNT: \$ 105.00

RECEIVED BY: John B. Howard, Esq.

FOR: McDonogh School, Inc.

VALIDATION OR SIGNATURE OF CASHIER

and post set(s), there for each set not

URS,

lines

YES

Signer of

ity

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

June 15, 1988

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER 89-33-A
NE and SE Cor. Painters Mill Road and Red Run Blvd.
(McDonogh School)
2nd Election District - 3rd Councilmanic
Petitioner(s): McDonogh School, Inc.
HEARING SCHEDULED: THURSDAY, JULY 28, 1988 at 2:00 p.m.

VARIANCE to allow two stationary freestanding entrance identification signs with a total square footage of 12.5 sq. ft. in lieu of the permitted one 50 sq. ft. sign and to allow two stationary freestanding park identification signs with a total square footage of 144 sq. ft. in lieu of the permitted one 150 sq. ft. sign.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: John B. Howard, Esq.
Dr. William C. Ralston
File

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGANY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL P. TRACY, JR.
JOHN H. SMITH, JR.
JOSEPH C. WICK, JR.
HENRY B. REEL, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
C. CARNEY DEELEY, JR.
H. KIRK HILL, III
GEORGE A. RETWOLDS, III
ROBERT A. HOFFMAN
CYNTHIA M. PAINE

TELEPHONE
(410) 821-4141
TELECOPIER
(301) 821-0147
DIRECT DIAL NUMBER
(301) 494-9167
May 23, 1988

JUDITH A. ARNOLD
DERORAH C. DOPKIN
KATHLEEN GALLOGLY COX
KEVIN M. SMITH
J. MICHAEL BRENNAN
N. GABRIEL PETERSON, JR.
KATHRYN L. KOTZ
JAMES E. HALLISTER
REGAN J. R. SMITH
JAMES G. C. DOWNES
(808-1878)

J. Robert Haines,
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: McDonogh School, Inc.
Item No.: 414

Dear Mr. Haines:

On behalf of McDonogh School, Inc. ("McDonogh") this firm filed a Petition for Variance from sections 413.6(d) and (f) of the Baltimore County Zoning Regulations in connection with signs proposed for the Owings Mills Corporate Campus. McDonogh anticipates opening the Corporate Campus on November 1, 1988.

Based on the current docket, it is my understanding that the hearing on the Petition would not be scheduled until approximately the second or third week in August. The Petitioner's representative, Ellen G. Miller of K.S. Sweet Associates, will be out-of-town August 8 through August 31.

The material for the proposed signs is locally quarried stone and, as designed, fabrication of the signs requires that they be hand cut. The stone mason has advised McDonogh that the signs will take approximately three months to prepare. The Petitioner does not, of course, wish to authorize the costly and time consuming preparation of the signs unless and until a favorable determination is made.

Based upon the above, we are hereby requesting that the hearing be scheduled at the earliest opportunity and prior to August 8, 1988. Thank you for your kind consideration.

Very truly yours,

Derorah C. Dopkin
Derorah C. Dopkin

CCD/AAM/bw
cc: Ellen G. Miller
James Dawson

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

89-33-A

District: 2nd Date of Posting: July 2, 1988
Posted for: McDonogh School, Inc.
Petitioner: McDonogh School, Inc.
Location of property: NE and SE Cor. Painters Mill Rd. and Red Run Blvd.
Location of Signs: Large N.E. corner Painters Mill Rd. & Red Run Blvd. & large S.E. corner Painters Mill Rd. & Red Run Blvd.
Remarks: See above
Posted by: S. J. Zake Date of return: July 12, 88
Number of Signs: 2

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., July 7, 1988

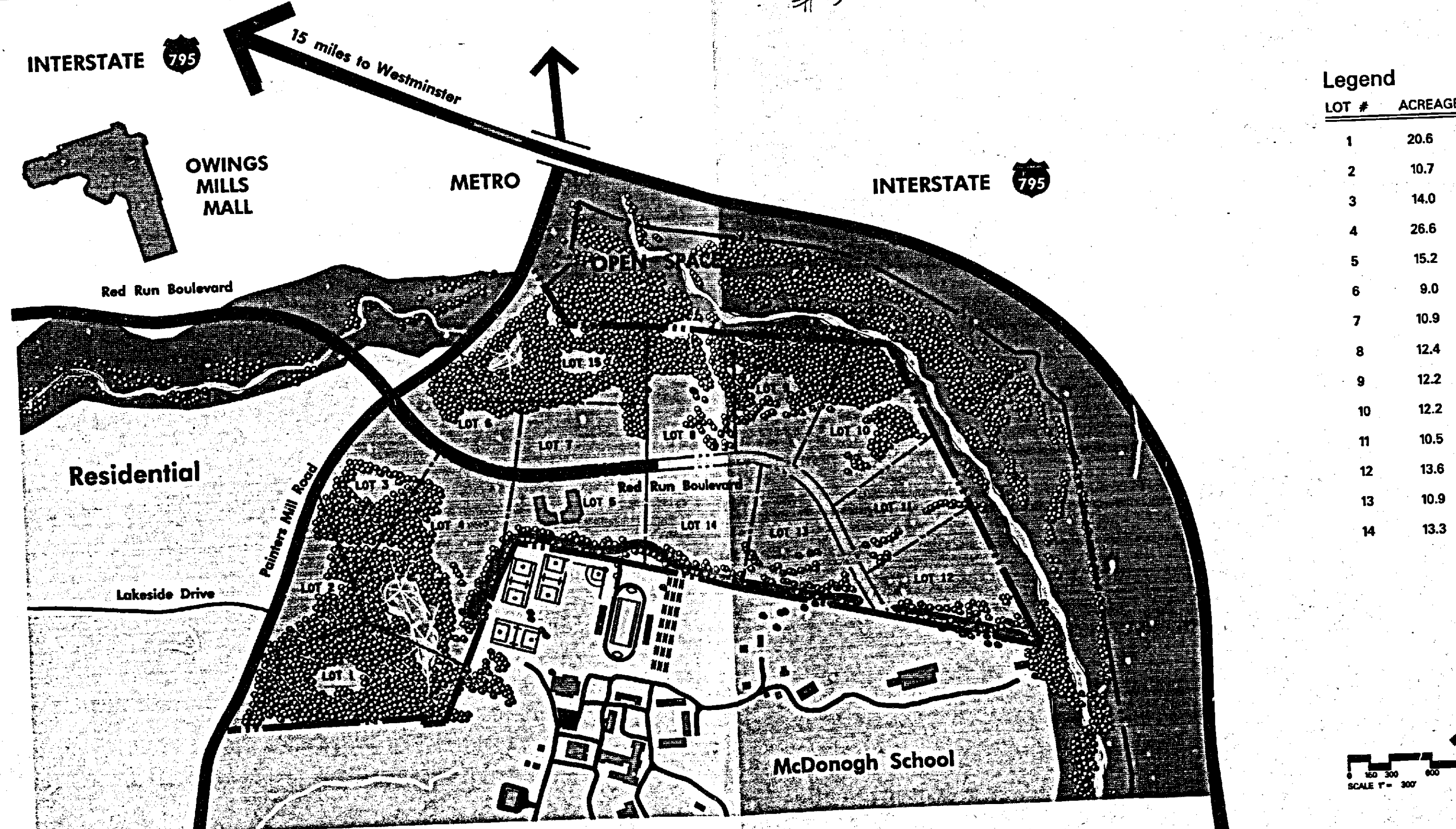
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on July 7, 1988

THE JEFFERSONIAN,

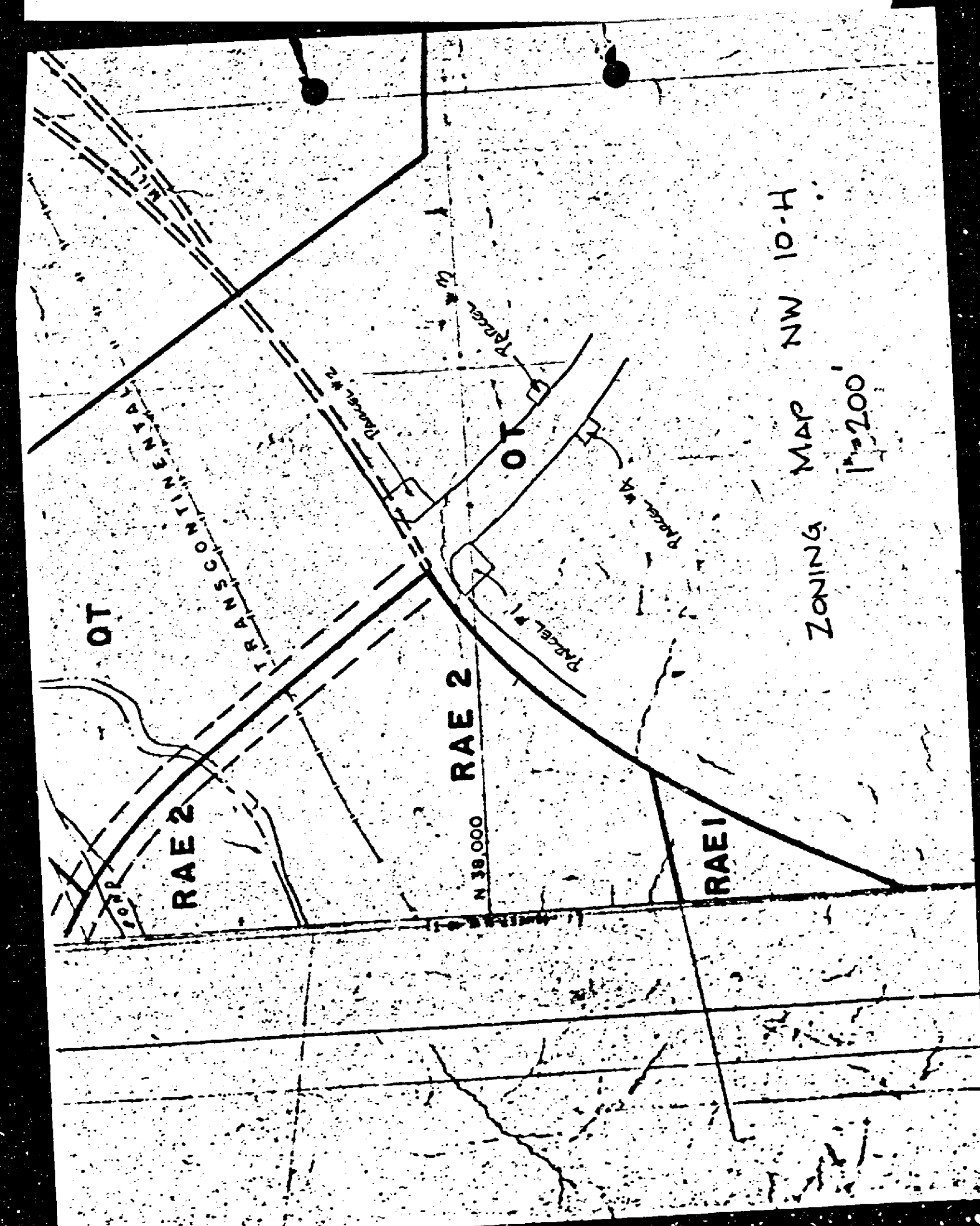
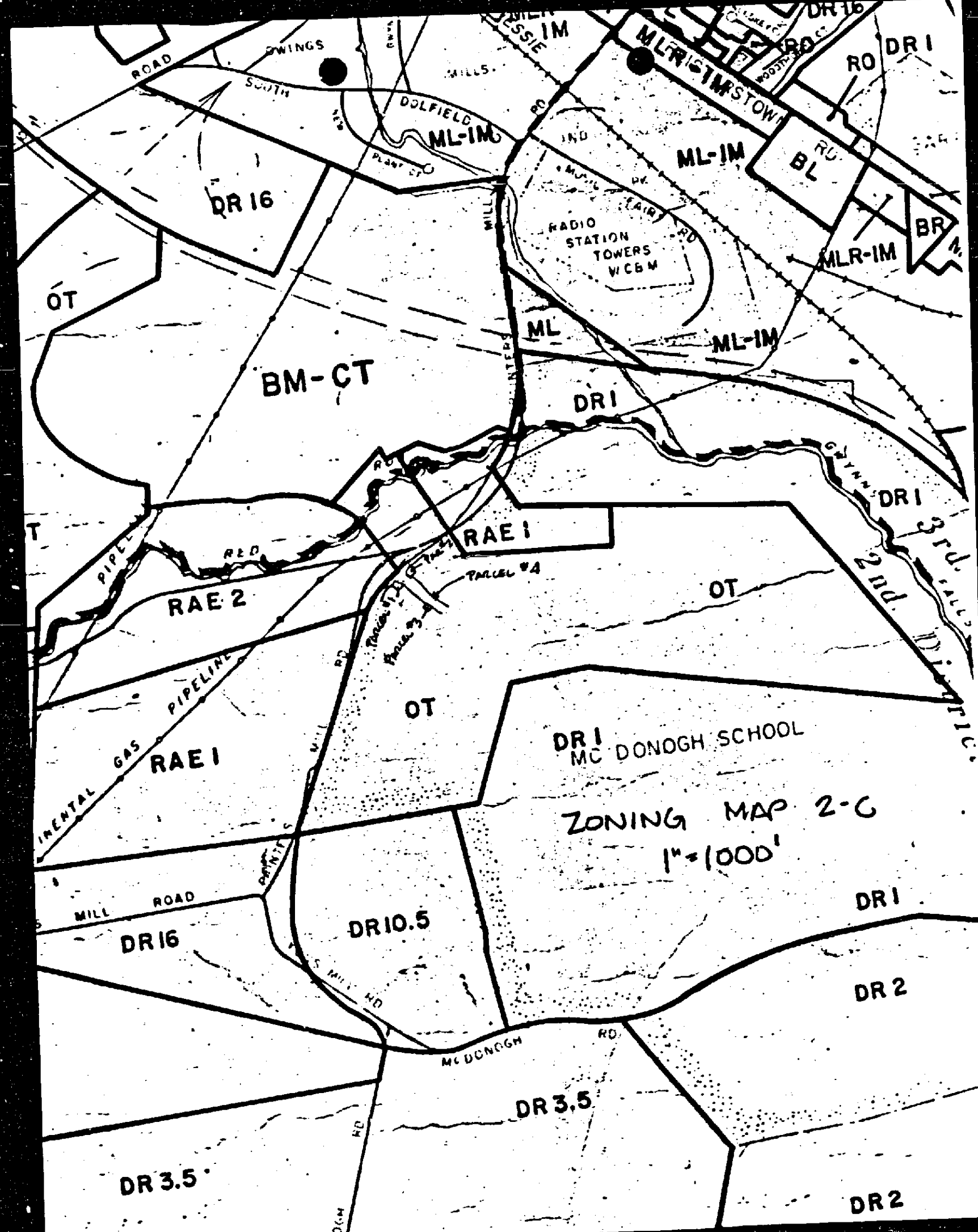
S. Zake
S. Zake
Publisher

\$ 37.50

\$105.00



Owings Mills Corporate Campus



89-33-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
25th day of May, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner McDonogh School, Inc.
Petitioner's Attorney John E. Howard

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4300

Paul H. Reincke
Chief

June 7, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: McDonogh School, Inc.

Location: NE and SE/Cor. of Painters Mill Rd., and Red Run Blvd.

Item No.: 414 Zoning Agenda: Meeting of 5/24/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John E. Howard* Noted and Approved: *John E. Howard*
Planning Group Fire Prevention Bureau
Special Inspection Division

/31

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 18, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 414 - Case No. 89-33-A
Petitioner: McDonogh School, Inc.
Petition for Zoning Variance

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Daft McCune Walker Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-5554

June 23, 1988



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 408, 409, 410, 411, 412, 414, 415, 416 and 417.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pml-b

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner Date: June 22, 1988
FROM: P. David Fields, Director Office of Planning and Zoning
SUBJECT: Zoning Petition #89-33-A

This office is supportive of the subject proposal. This is the type of attractive signage that should be encouraged in Baltimore County.

P. David Fields
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hesse, People's Counsel
J. G. Howell
Zoning File

cc: John B. Howard, Esquire

RECEIVED
JUN 23 1988
ZONING OFFICE

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY

210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

JAMES H. COOK
JOHN B. HOWARD
DAVID O. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ENIG, II
JOSEPH C. WICH, JR.
HENRY A. PECK, JR.
HERBERT R. O'CONNOR, II
THOMAS L. HUDSON
C. CAREY DILLI, JR.
H. KING HILL, II
GEORGE R. REYNOLDS, II
ROBERT A. HOFFMAN
CYNTHIA M. HARR

(301) 494-9166

August 8, 1988

JUDITH A. ARMOLD
DEBORAH C. COPPIN
KATHLEEN GALLOGLY COX
J. MICHAEL BRENNAN
H. BARNETT PETERSON, JR.
KATHRYN L. KOTZ
JAMES S. MACALISTER
REGAN J. R. SMITH
NORTON B. FOWLER, II
MARK E. SMITH
JAMES D. C. DOWNES
(1906-1979)

Hand Delivery

J. Robert Haines, Esquire
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Zoning Variance
Case No. 89-33A
(McDonogh School, Inc.)

Dear Bob:

Enclosed in accordance with your instructions at the July 28 hearing in the referenced case are:

- 1. Draft Findings of Fact and Conclusions of Law;
- 2. Colored vicinity map, (Petitioner's Exhibit 3); and,
- 3. Large scale drawing of proposed retaining walls and signs (Petitioner's Exhibit 4).

If there is any additional information or assistance we can provide, please let us know.

Very truly yours,

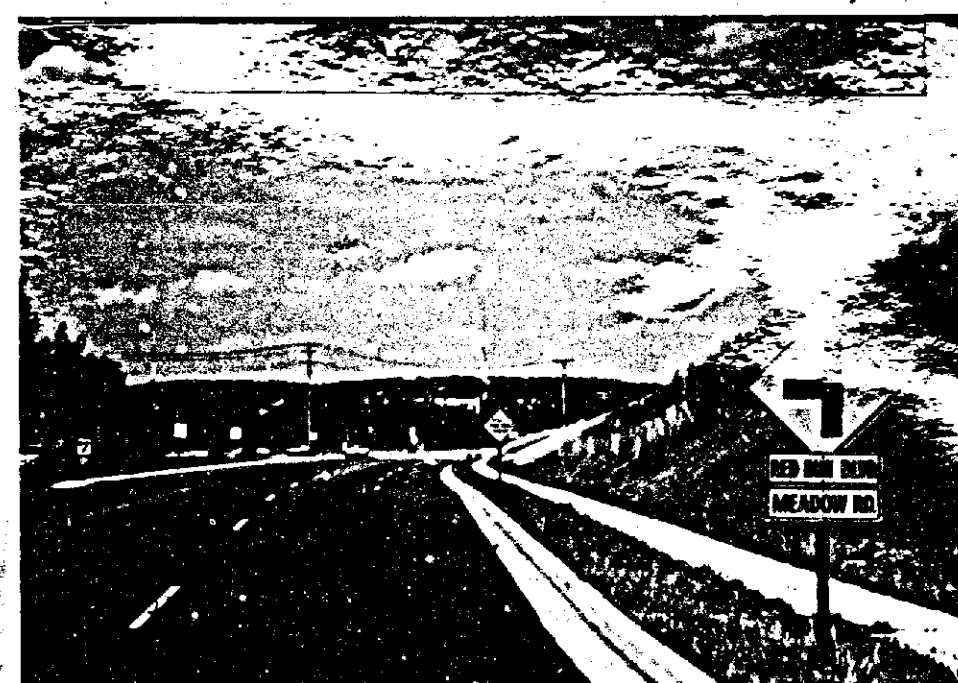
Robert A. Hoffman
Robert A. Hoffman

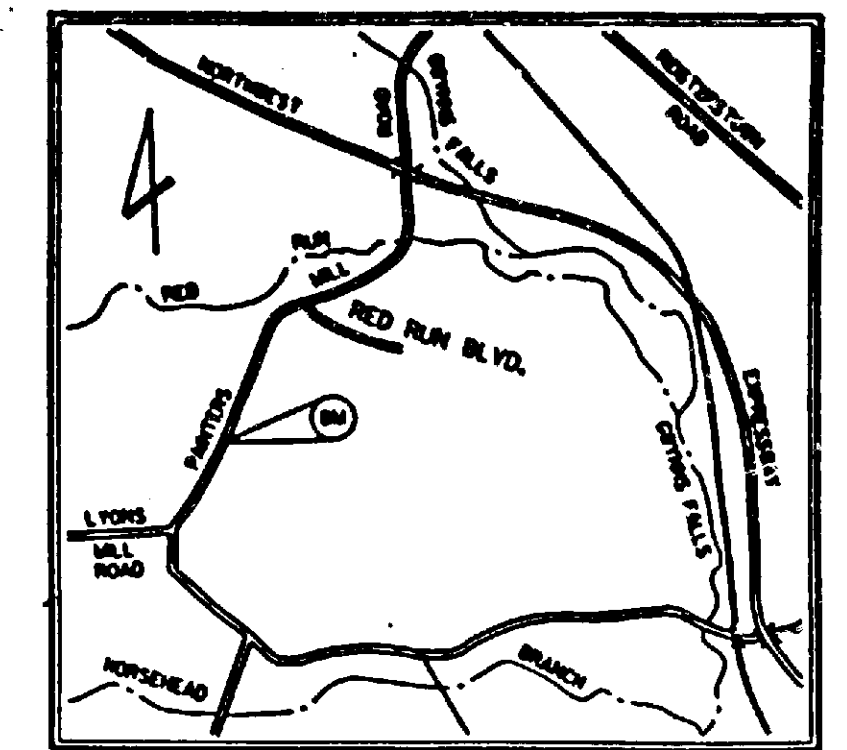
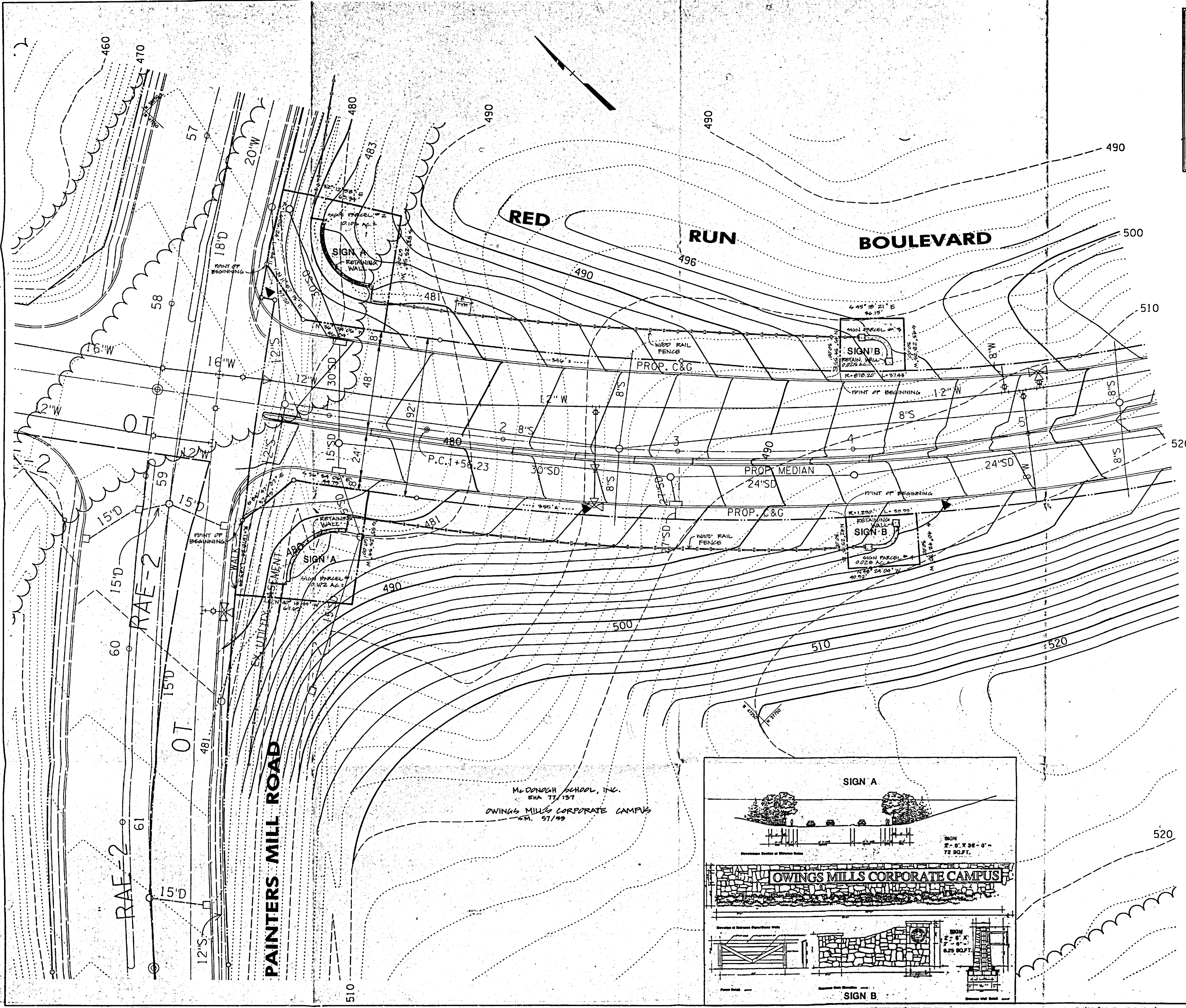
RAH:JAA:bw
Enclosures
cc: Ellen G. Miller

RECEIVED
AUG 8 1988

ZONING OFFICE

PETITIONER'S EXHIBIT (2)





NOTE: LIGHTING WILL BE PROVIDED FROM
GROUND MOUNTED 60 WATT INCANDESCENT
POULSBOY
4 FOR EACH ENTRANCE SIGN
1 FOR EACH ENTRANCE GATE

**PETITIONER'S
EXHIBIT 1**

DAFT McCUNE WALKER INC.

LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TORONTO, ONT. M5G 1S6
TELEPHONE: 301-296-3333

**PLAT TO ACCOMPANY
PETITION FOR VARIANCE.**

OWINGS MILLS CORPORATE CAMPUS
ELECTION DISTRICT 2 BALTIMORE COUNTY, MARYLAND
COUNCILMATIC DISTRICT 3

SCALE: 1" = 20'

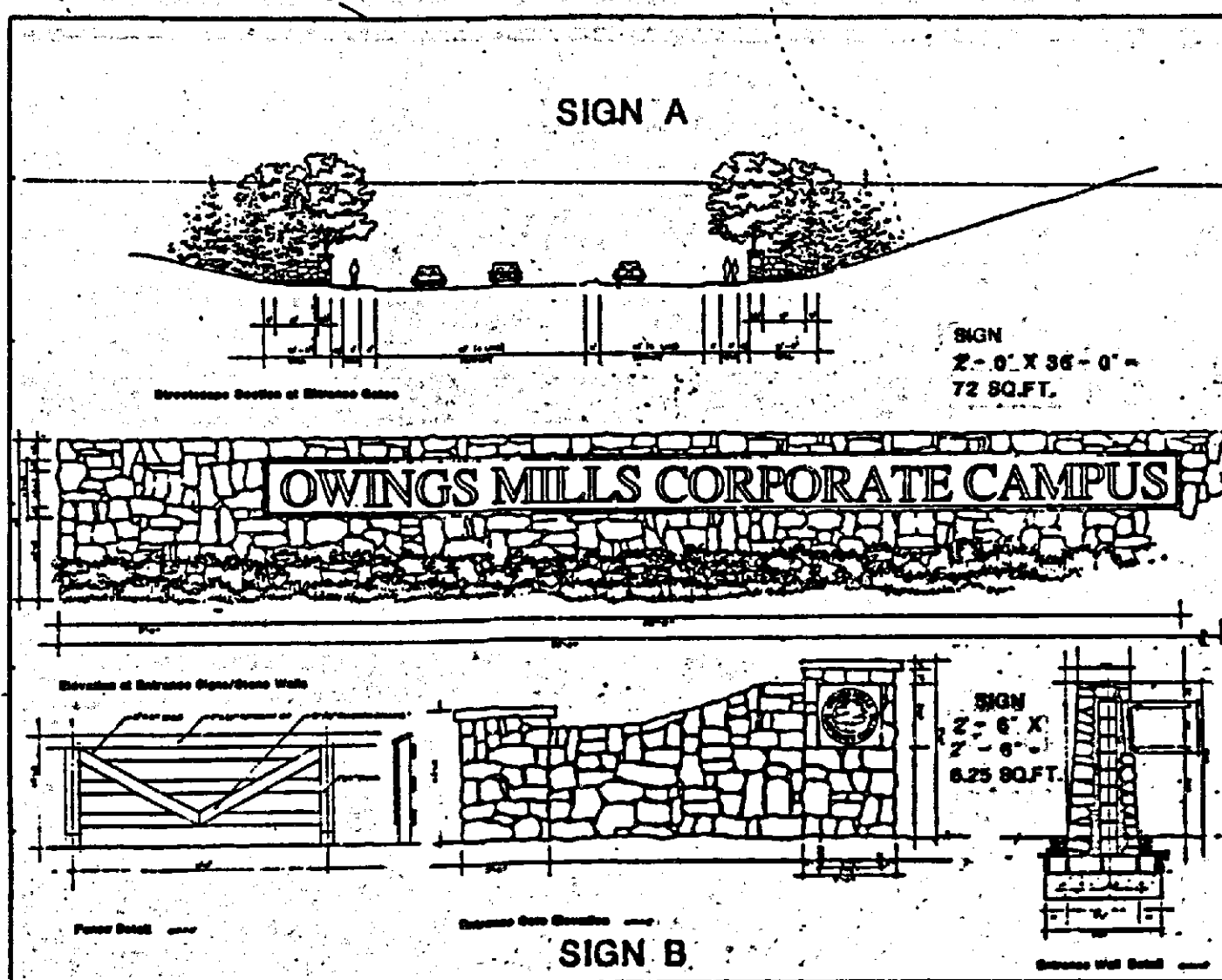
JOB ORDER NO. 82013G

ISSUE DATE 5/2/88

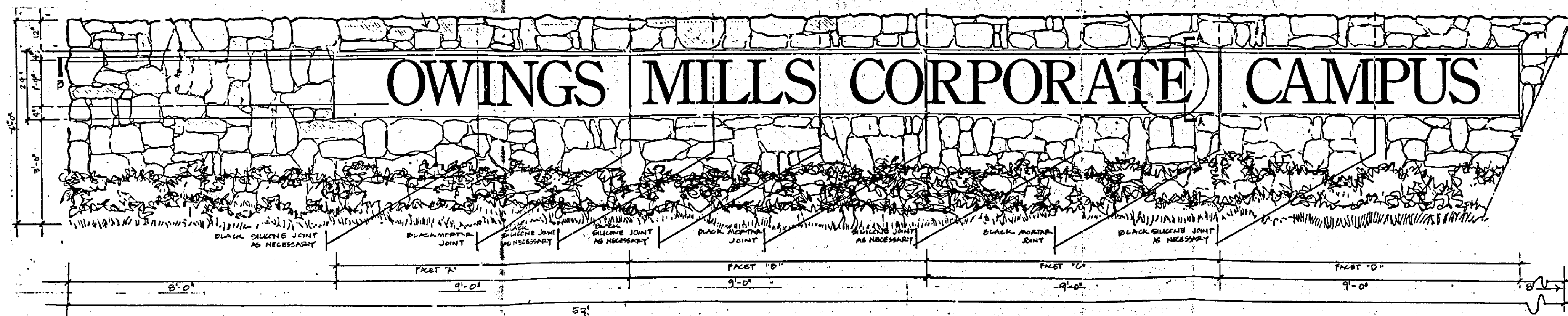
DATE 5/2/88

REVISIONS

1. SIGN FENCE, ADJUST GRADING



#414

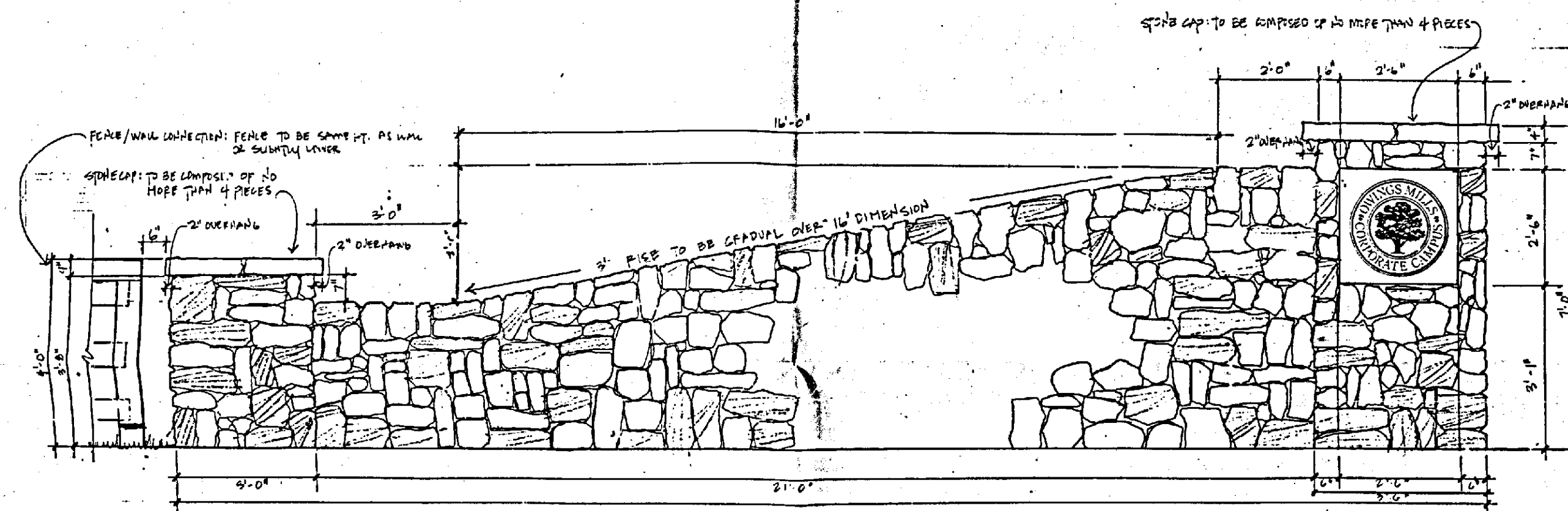


Retaining Wall Elevation

Scale: 1/2" = 1'-0"

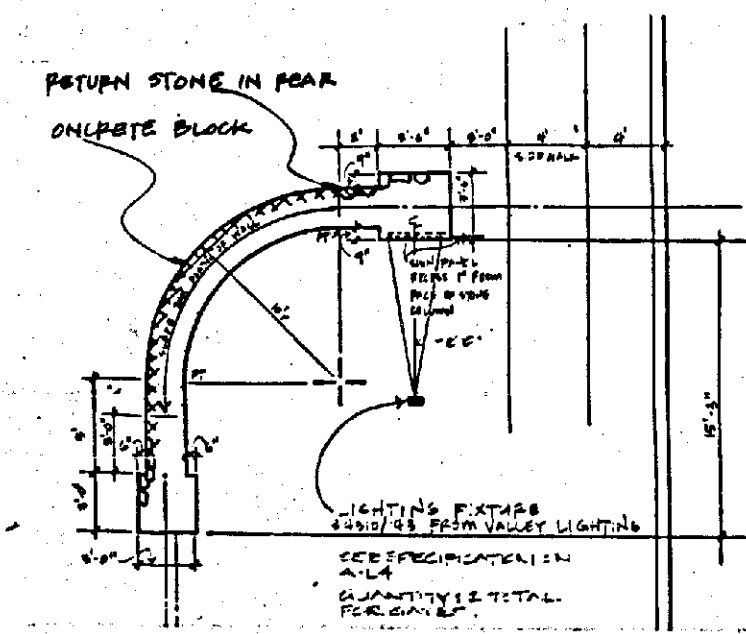
General Note:

Signs are not part of this application and will not be unless and until the requisite variances and zoning authorities are secured.



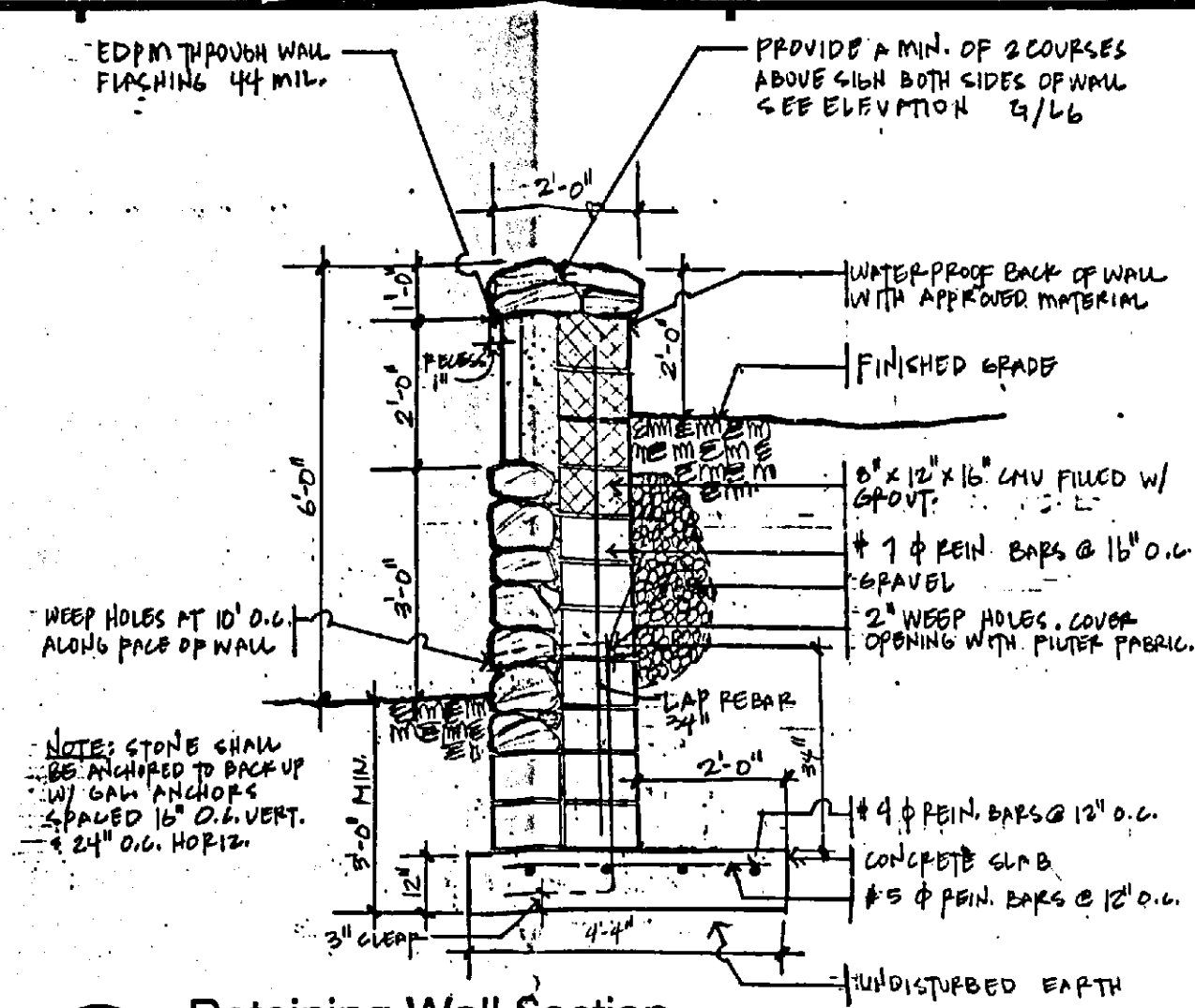
Entrance Gate Elevation

Scale: 1/2" = 1'-0"



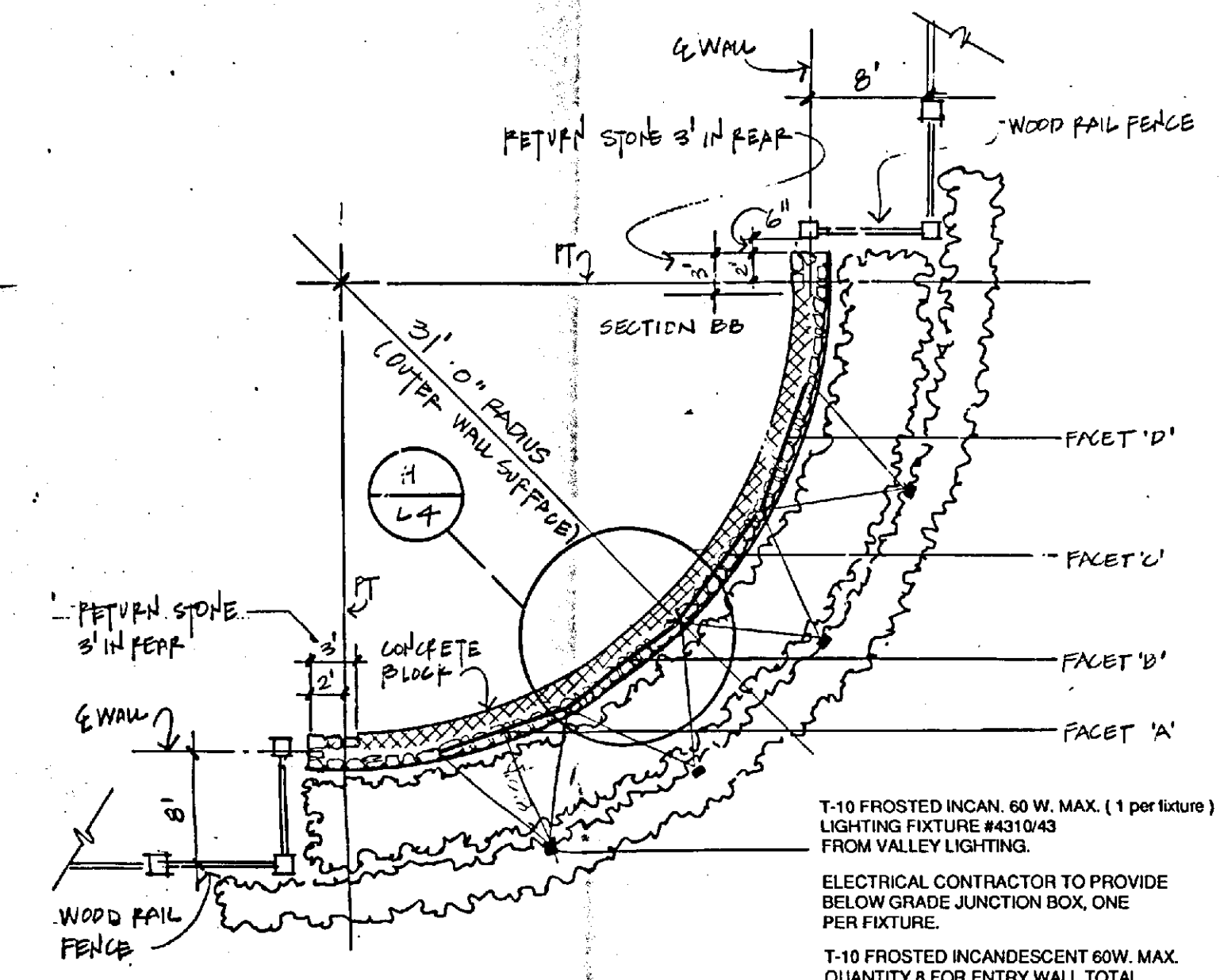
Main Entrance Gate: Plan/Dimensions

Scale: 1/8" = 1'-0"



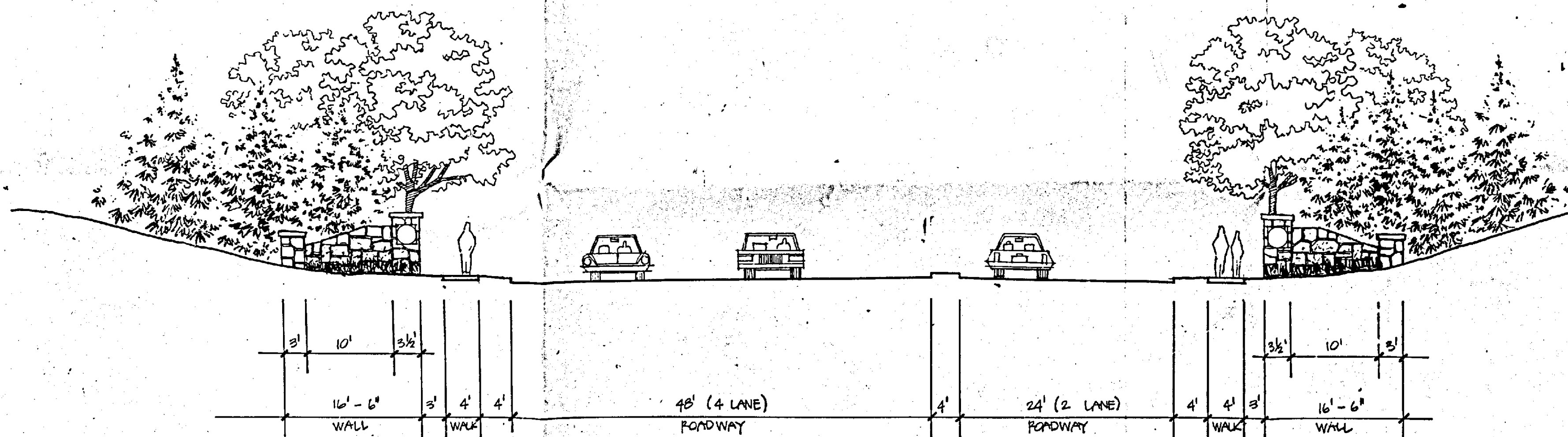
Retaining Wall Section

Scale: 1/2" = 1'-0"



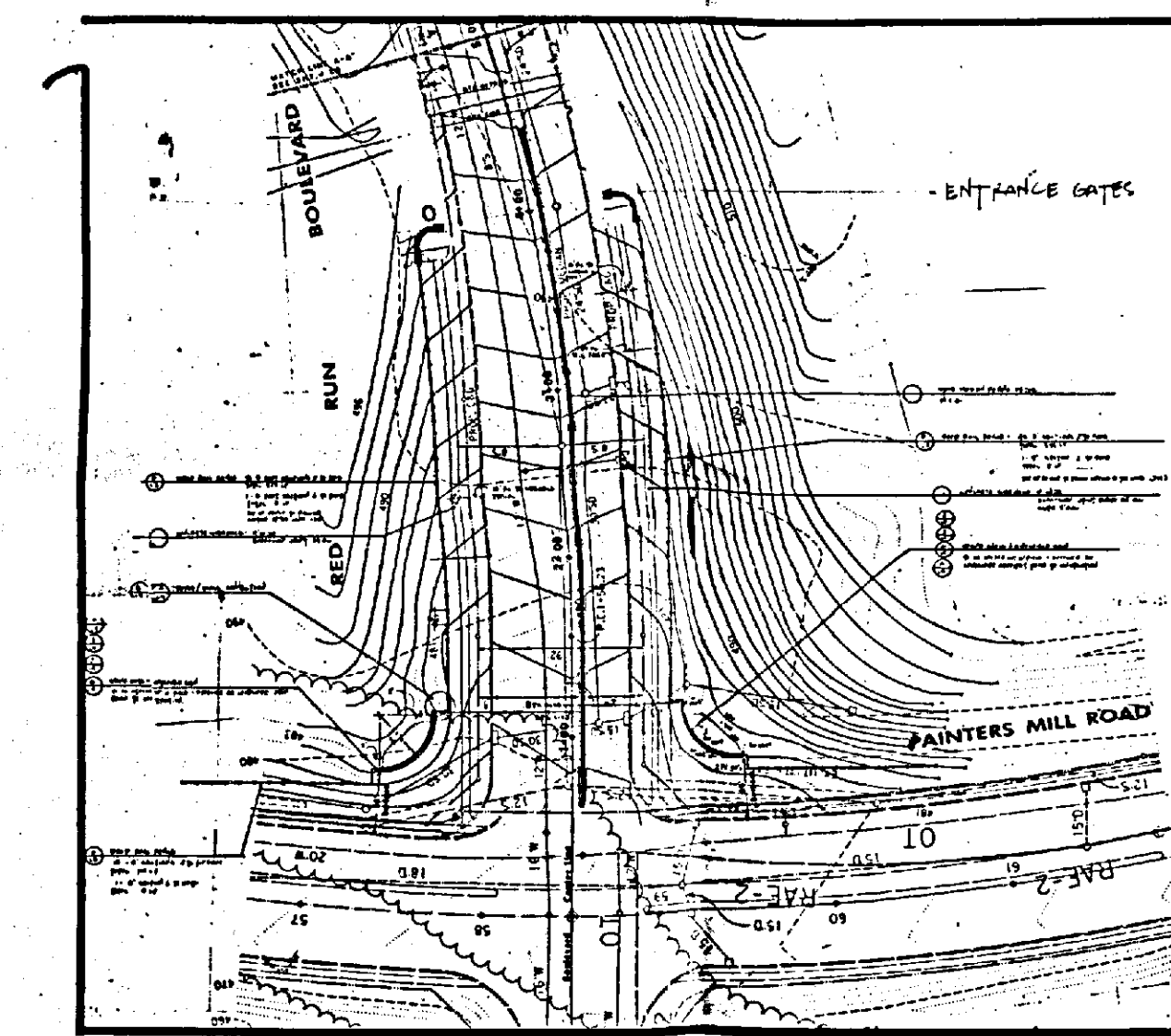
Retaining Wall Plan

Scale: 1/8" = 1'-0"



Streetscape Section at Entrance Gates

Scale: 1/8" = 1'-0"



Location Plan

Scale: 1" = 80'

LDR
Land Design/Research, Inc.

Planning/Urban Design
Landscape Architecture
Graphic Design/Architecture
Development Economics

Quarry Park Place/Suite 100
9175 Guilford Road
Columbia, Maryland 21046
301/792-4360 Baltimore
301/498-8500 Washington

**OWINGS MILLS
CORPORATE
CAMPUS**

Project Number 17067.00

Sheet Title

Retaining Walls

Scale As Noted

Revisions As Shown

No. Description Date

Date 5-2-88

Drawn By: A.M. E. Checked By:

Sheet Number

L6